

# **PREAPPLICATION MEETING FOR**

**Renton Library at Liberty Park  
100 Mill Avenue South**

**PRE 13-000087**

## **CITY OF RENTON**

**Department of Community & Economic Development  
Planning Division**

**February 7, 2013**

### **Contact Information:**

Planner: Vanessa Dolbee, 425.430.7314

Public Works Plan Reviewer: Kayren Kittrick, 425.430.7299

Fire Prevention Reviewer: Corey Thomas, 425.430.7024

Building Department Reviewer: Craig Burnell, 425.430.7290

**Please retain this packet throughout the course of your project as a reference. Consider giving copies of it to any engineers, architects, and contractors who work on the project. You will need to submit a copy of this packet when you apply for land use and/or environmental permits.**

**Pre-screening: When you have the project application ready for submittal, call and schedule an appointment with the project manager to have it pre-screened before making all of the required copies.**

**The pre-application meeting is informal and non-binding. The comments provided on the proposal are based on the codes and policies in effect at the time of review. The applicant is cautioned that the development regulations are regularly amended and the proposal will be formally reviewed under the regulations in effect at the time of project submittal. The information contained in this summary is subject to modification and/or concurrence by official decision-makers (e.g., Hearing Examiner, Planning Director, Development Services Director, Department of Community & Economic Development Administrator, Public Works Administrator and City Council).**

## M E M O R A N D U M

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DATE: 1/25/2013 12:00:00AM  
TO: Vanessa Dolbee, Senior Planner  
FROM: Corey Thomas, Plan Review/Inspector  
SUBJECT: (Renton Library at Liberty Park) PRE13-000087

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1. The fire hydrant and fire flow requirements for the proposed library are adequate as they exist .
2. The existing automatic fire sprinkler system will be required to be modified for any tenant improvement work.
3. The existing fire department apparatus access roads are adequate .
4. The existing automatic fire alarm system shall be replaced with an all new system as the existing system cannot meet current fire code requirements. System shall be fully addressable and full detection is required.
5. Exiting shall meet all current building and fire code requirements.

M E M O R A N D U M

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DATE: 2/6/2013 12:00:00AM  
TO: Vanessa Dolbee, Senior Planner  
FROM: Kayren Kittrick, Dev Eng Supervisor  
SUBJECT: (Renton Library at Liberty Park) PRE13-000087

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NOTE: The applicant is cautioned that information contained in this summary is preliminary and non-binding and may not subject to modification and/or concurrence by official city decision-makers. Review comments may also need to be revised based on site planning and other design changes required by City staff or made by the applicant.

I have completed a preliminary review for the above-referenced proposal. The following comments are based on the pre-application submittal made to the City of Renton by the applicant .

NOTE: The applicant is cautioned that information contained in this summary is preliminary and non-binding and may be subject to modification and/or concurrence by official city decision-makers. Review comments may also need to be revised based on site planning and other design changes required by City staff or made by the applicant.

I have completed a preliminary review for the above-referenced proposal. The following comments are based on the pre-application submittal made to the City of Renton by the applicant .

Water

1. Water service is provided by the City of Renton . There is an existing 8-inch water main in Mill Avenue South as well on the northerly side of the triangular property. This site is located in the 196-water pressure zone.
2. As part of this project, the existing non-conforming 4-inch DCVA for the fire sprinkler system located in the existing vault must be replaced with a new and State approved Detector Double Check Valve Assembly (DDCVA). The contractor needs to verify if the new DDCVA can fit in the existing vault or a larger vault may be needed.
3. New hydrants, if any, shall be installed per Renton's fire department standards to provide the required coverage of the new building. Existing hydrants counted as fire protection shall be retrofitted with Storz fittings if not already in place.

Sanitary Sewer

1. Sewer service is provided by the City of Renton. There is an 8-inch sewer main in Mill Avenue South with a manhole at the intersection with South 2nd Street. The existing sewer service connection extends southerly to this main.
2. The project is required to cut and cap the existing side sewer at the property line as part of the demolition permit.
3. A new side sewer shall be installed to the updated building as condition of the building permit.

#### Storm Drainage

1. The FEMA approved 100-year base flood elevation at the Renton Library over the Cedar River is elevation 39.62 based upon the NAVD 88 Datum per the FEMA approved 2006 Cedar River Letter of Map Revision (LOMR) Case No. 06-10-B596P.
2. The Library is located over the floodway of the Cedar River and any work within the floodplain or the floodway would have to comply with City adopted flood hazard regulations in the Critical Areas Ordinance and FEMA National Flood Insurance Program regulations. This also includes compliance with the National Marine Fisheries Biological Opinion Reasonable and Prudent Alternatives regarding the National Flood Insurance Program compliance with the Endangered Species Act, as they relate to development in the FEMA floodplain.
3. FEMA regulations require that when a structure is located in the 100-year floodplain, any substantial improvements (i.e. when cost of improvements exceeds 50% of the appraised value of the structure) require the structure to be brought up to current floodplain development standards. Any improvements within the floodplain or floodway, such as placement of fill, piers or supports as part of the seismic retrofit work within the floodplain or floodway, will need to comply with FEMA floodplain requirements.
4. The applicant must show the 100-year base flood elevation (39.62 NAVD 88 Datum) on the construction plans.
5. A drainage plan and drainage report will be required with the site plan application. The report shall comply with the 2009 King County Surface Water Manual and the 2009 City of Renton Amendments to the KCSWM, Chapters 1 and 2. All core and any special requirements shall be contained in the report. Based on the City's flow control map, this site falls within the Peak Rate Flow Control Standard, Existing Site Conditions.

#### Transportation/Street

1. To meet the City's complete street standard for non-residential non-arterial roads in the Central Downtown district, street improvements including a 12-foot sidewalk with cut-outs for street trees are required to be constructed within the project. A modification or variance will be considered as the site limitations and parking requirements are evaluated.
2. A traffic study will not be required for this project.

#### General Comments

1. All construction utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. Plans shall be prepared by a licensed Civil Engineer.
2. Separate permit and fees will be required for the water meter installation, side sewer connection, and storm water connection.

DEPARTMENT OF  
COMMUNITY AND ECONOMIC  
DEVELOPMENT



M E M O R A N D U M

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DATE: February 7, 2013

TO: Pre-Application File No. 13-000087

FROM: Vanessa Dolbee, Senior Planner

SUBJECT: Renton Library at Liberty Park

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**General:** We have completed a preliminary review of the pre-application for the above-referenced development proposal. **The following comments on development and permitting issues are based on the pre-application submittals made to the City of Renton by the applicant and the codes in effect on the date of review.** The applicant is cautioned that information contained in this summary may be subject to modification and/or concurrence by official decision-makers (e.g., Hearing Examiner, Community & Economic Development Administrator, Public Works Administrator, Planning Director, Development Services Director, and City Council). Review comments may also need to be revised based on site planning and other design changes required by City staff or made by the applicant. The applicant is encouraged to review all applicable sections of the Renton Municipal Code. The Development Regulations are available for purchase for \$50.00 plus tax, from the Finance Division on the first floor of City Hall or online at [www.rentonwa.gov](http://www.rentonwa.gov)

**Project Proposal:** The subject property is located over the Cedar River at 100 Mill Avenue South. The project site is not entirely located on a tax parcel as portions of the building are over the River. The associated tax parcel number 768500-0010 is 41,758 SF plus approximately 35,000 square feet of additional work, over the river and extending into Liberty Park for an approximate total area of impact of 76,758 SF. The pre-application packet indicates that the proposal is to upgrade the existing structure to seismic standards, which would include demolition of the existing building (walls, roof and floor) and rebuilding the building within the same envelope and installation of new site improvements as a result of the seismically required below-grade concrete abutments. The renovation would reduce the size of the library from 22,000 SF to 16,000 SF. Access to the site would be maintained as it exists today, off of Mill Avenue South. The project is located over the Cedar River, a shoreline of the State, would be located within the 100 year flood plain and/or flood way, aquifer protection zone 1, and contains geological hazards (steep slopes and seismic hazards).

**Current Use:** The property currently contains the Renton Main Library, which is proposed to be remodeled to 16,000 SF from the current 22,000 SF building.

**Zoning:** The subject site is located over the Cedar River; the river itself does not have zoning; however zoning is applied on both the north and south banks of the river. The north shoreline is zoned Commercial Arterial (CA) and the south shoreline is zoned Center Downtown (CD). The

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sites main entrance, parking lot and access is along the south shoreline. Due to the Library's primary access and the majority of the development along the south shoreline, City staff has determined that the CD zone would be applicable to the subject development. Therefore the following report addresses development standards located in the CD zone.

Because the subject property is located within the Center Downtown (CD) zoning designation, the proposal would be subject to the Design District "A" standards and guidelines. Proposals should have unique, identifiable design treatment in terms of landscaping, building design, signage and street furniture. The project is also located in the City Center Sign Regulation Area.

**Development Standards:** The project would be subject to RMC 4-2-120A, "Development Standards for Commercial Zoning Designations" effective at the time of complete application (noted as "CD standards" herein).

The library would be considered a "government office and facility" in the City's use table and therefore would be subject to a Hearing Examiner's Conditional Use Permit. However, the library use has been established at the subject site since 1968 (Building permit application was June 1, 1965) and the proposal would not be expanding the use. Based on the established use and proposal to reduce the size a Conditional Use Permit would not be required.

Minimum Lot Size, Width and Depth – There are no minimum requirements for lot size, width or depth within the CD zone. Lot size, width and depth standards would not be applicable to the proposal unless the applicant is proposing to subdivide the property.

Lot Coverage – There is no maximum building requirement in the CD zoning classification.

Setbacks – Setbacks are the distance between the building and the property line or any private access easement. Setback requirements in the CD zone are as follows: 0-foot minimum for the front yard setback and a 15 foot maximum front yard setback for buildings 25 ft. or less in height and none for portions of the building over 25 ft. in height; 0-foot minimum side yard and rear yard setbacks.

The existing building would be considered a non-conforming structure and therefore would be subject to *RMC 4-10-050 Nonconforming Structures*. Therefore, the cost of the alterations of a legal nonconforming structure shall not exceed an aggregate cost of fifty percent (50%) of the value of the structure, based upon its most recent assessment or appraisal, unless the alterations make the structure more conforming, or is used to restore to a safe condition any portion of a structure declared unsafe by a proper authority. Alterations shall not result in or increase any nonconforming condition.

Based on the above, the restoration of the subject building would be to bring the project into compliance with currently adopted seismic standards which would increase the conformity of the structure. The new building would not meet the maximum front yard setback of 15 feet and the building appears to cross existing parcel lines and therefore may not be in conformance with other setback standards. It appears the proposed remodel would not increase the nonconformity of the existing condition and therefore would be acceptable pursuant to RMC 4-10-050.

Gross Floor Area – There is no minimum requirements for gross floor area within the CD zone.

Building Height – The maximum building height that would be allowed in the CD zone is 95 feet, however such height would be restricted by the Airport Part 77 Surface Area overlay.

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The applicant did not provide elevations with the application, however assuming the building would not be any taller than it is today, and the project would comply with the height restrictions of the CD zone. Building elevations and detailed descriptions of elements and building materials are required with your site plan review submittal.

Screening – Screening must be provided for all surface-mounted and roof top utility and mechanical equipment. The site plan application will need to include elevations and details for the proposed methods of screening.

Refuse and Recycling Areas – Refuse and recycling areas need to meet the requirements of RMC 4-4-090, "Refuse and Recyclables Standards" (enclosed). For office, educational, and institutional developments a minimum of 2 square feet per every 1,000 square feet of building gross floor area shall be provided for recyclable deposit areas and a minimum of 4 square feet per 1,000 square feet of building gross floor area shall be provided for refuse deposit areas with a total minimum area of 100 square feet.

Based on the proposal for a total of 16,000 square feet space; a minimum area of 100 square feet of refuse and recycle area would be required.

***The sizing of the proposed refuse and recycle area could not be verified with the materials submitted. Details of the refuse and recycling facility and screening shall be provided at Site Plan Review.***

Landscaping – The requirements of this section shall apply to the entire site and parking areas if the remodel of a structure requires improvements equal to or greater than fifty percent (50%) of the assessed property valuation.

Except for critical areas, all portions of the development area not covered by structures, required parking, access, circulation or service areas, must be landscaped with native, drought-resistant vegetative cover. The development standards require that all pervious areas within the property boundaries be landscaped. The minimum on-site landscape width required along street frontages is 10 feet, except where reduced through the site plan development review process.

Please refer to landscape regulations (RMC 4-4-070) for additional general and specific landscape requirements (enclosed). ***A conceptual landscape plan and landscape analysis meeting the requirements in RMC 4-8-120D.12, shall be submitted at the time of application for Site Plan Review.***

Tree Preservation – A tree inventory and a tree retention plan along with a tree retention worksheet shall be provided with the formal land use application. ***The tree retention plan must show preservation of at least 5 percent of significant trees.*** If the trees cannot be retained, they may be replaced with minimum 2 inch caliper trees at a rate of six to one.

Fences – If the applicant intends to install any fences as part of this project, the location must be designated on the landscape plan. A fence detail should also be included on the plan as well.

Parking – Within the Center Downtown Zone, parking loading and driveway regulations are applicable only to the area exceeding the area of the original structure, in terms of calculating the required parking. Based on a proposal to reduce the square footage of the structure, staff would not require any new parking as a part of the application. However, for your information, if changes are proposed to the parking lot the following standards would be applicable:

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Parking regulations specify standard stall dimensions. Surface parking stalls must be a minimum of 9 feet x 20 feet, compact dimensions of 8½ feet x 16 feet, and parallel stall dimensions of 9 feet x 23 feet; compact surface parking spaces shall not account for more than 30 percent of the spaces in the surface parking lots.

ADA accessible stalls must be a minimum of 8 feet in width by 20 feet in length, with an adjacent access aisle of 8 feet in width for van accessible spaces. The appropriate amount of ADA accessible stalls based on the total number of spaces must be provided. Please refer to landscape regulations (RMC 4-4-070 and RMC 4-4-080F.7) for further general and specific landscape requirements (enclosed).

Access – Driveway widths are limited by the driveway standards, in RMC 4-4080I. If any new access points are proposed as a part of the project they shall comply with these standards.

Building Design Standards – ***Compliance with Urban Design Regulations, District 'A', is required along the eastern facade. See the attached checklist and Renton Municipal Code section 4-3-100. The following bullets are a few of the standards outlined in the regulations.***

1. A primary entrance of each building shall be located on the facade facing a street, shall be prominent, visible from the street, connected by a walkway to the public sidewalk, and include human-scale elements.
2. Facades shall be articulated and vehicular entrances to nonresidential or mixed use parking structures shall be articulated by arches, lintels, masonry trim, or other architectural elements and/or materials.
3. Pedestrian pathways within parking lots or parking modules shall be differentiated by material or texture from abutting paving materials.
4. Site furniture shall be provided and shall be made of durable, vandal- and weather-resistant materials that do not retain rainwater and can be reasonably maintained over an extended period of time.
5. Amount of common space or recreation area to be provided is minimum fifty (50) square feet per unit.
6. All building facades shall include modulation or articulation at intervals of no more than forty feet (40').
7. Human-scaled elements such as a lighting fixture, trellis, or other landscape feature shall be provided along the facade's ground floor.
8. Lighting shall also be provided on building facades (such as sconces) and/or to illuminate other key elements of the site such as specimen trees, other significant landscaping, water features, and/or artwork.

***Elevations and other details shall be provided with the Site Plan Review application to verify compliance with the above Design District standards.***

#### **Critical Areas**

Geological Hazards: Steep slopes and seismic hazards have been identified on or near the subject site. A geotechnical study shall be provided by a qualified professional with the land use application. The study shall demonstrate that the proposal will not increase the threat of the geological hazard to adjacent properties beyond the pre-development conditions, the proposal



will not adversely impact other critical areas, and the development can be safely accommodated on the site. In addition, the study shall assess soil conditions and detail construction measures to assure building stability.

Portions of the Cedar River bank appear to be identified as "sensitive" and "protected" slopes. ***Protected slopes are defined as topographical features that slope in excess of 40% and have a vertical rise of 15 feet or more.*** If any work is planned on a "protected slope" a Variance from the Critical Areas regulations would be required.

**Aquifer Protection Zone 1:** The City of Renton's Critical Areas maps indicate the subject site is located within the Aquifer Protection Area, Zone 1. The overall purpose of the aquifer protection regulations is to protect aquifers used as potable water supply sources by the City from contamination by hazardous materials. Some uses are restricted that store, handle, treat, use, or produce substances that pose a hazard to groundwater quality. If fill is used, then a fill source statement is needed.

**Floodplain and Floodway:** If the development is located in the floodplain and/or the floodway, the applicant would be required to address the issues raised in the Final Biological Opinion And Magnuson-Stevens Fishery Conservation and Management Act Essential Fish Habitat Consultation and propose mitigation for any anticipated impacts as it would relate to the referenced publication, in the SEPA review for the project. The SEPA checklist should be provided to the National Marine Fisheries Service (NMFS) and the Federal Emergency Management Agency (FEMA) for their review and comment. **In addition, a Floodplain Biological Assessment shall be provided.**

**Shoreline:** The project site is within the Shoreline area of Reach B of the Cedar River and would therefore be subject the regulations within the City's Shoreline Master Program. The site is designated as Shoreline High Intensity, pursuant to the Shoreline Environment Overlay.

The Cedar River is a Class 1 water of the state and any development within 200-feet of the ordinary high water mark of the River would be required to comply with the Shoreline Master Program. As proposed many portions of the development would be located within 200-feet of the shoreline, as such a ***stream study would be required***, in addition to a ***Habitat Assessment***. Additionally, if impacts to the stream are proposed a ***supplemental stream study would be required***. The studies should identify "no net loss of ecological function" as a result of the overall project.

**The project would be required to comply with the standards of RMC 4-10-095 Shoreline Master Program, Nonconforming Uses, Activities, Structures and Sites. Pursuant to sub-section F. the following would be applicable:**

Alteration of an Existing Structure		Compliance Standard
Alteration Without Expansion	Expansion or remodel that does not change the building footprint or increase impervious surface.	No site changes required.
Minor Alteration	Expansion of building footprint by up to 500 sq. ft. or up to 10% (whichever is less); or	<ul style="list-style-type: none"> <li>• Install site improvements that protect the ecological functions and processes of the shoreline, consisting of either: <ul style="list-style-type: none"> <li>o Partial compliance with Vegetation Conservation provisions of RMC 4-3-090F1, Vegetation Conservation,</li> </ul> </li> </ul>
	Expansion of impervious surface by up to 1,000 sq. ft. or up to 10% (whichever is	

	less); or	<p>consisting of revegetation of a native community of at least 50% of the area between an existing building and the water's edge; provided, that the area to be revegetated does not exceed 10 ft., unless a greater area is desired by the applicant, or</p> <ul style="list-style-type: none"> <li>o An alternate mitigation proposal prepared by a qualified professional and approved by Administrator of the Department of Community and Economic Development or designee that would provide at least equal protection of ecological functions and processes as the full required* setback and buffer.</li> </ul>
	Remodeling or renovation that equals less than 30% of the replacement value of the existing structures or improvements, excluding plumbing, electrical and mechanical systems and normal repair and maintenance.	<ul style="list-style-type: none"> <li>• Remove over water structures that do not provide public access, or do not serve a water-dependent use.</li> </ul>
Moderate Alteration	Expansion of building footprint by more than 500 sq. ft. or between 10.1-25% (whichever is less); or	<ul style="list-style-type: none"> <li>• Install site improvements that protect the ecological functions and processes of the shoreline, consisting of either: <ul style="list-style-type: none"> <li>o Partial compliance with Vegetation Conservation provisions of RMC 4-3-090F1, Vegetation Conservation, consisting of revegetation of a native community of at least 80% of the area between an existing building and the water's edge, or at least 10 ft., or</li> </ul> </li> </ul>
	Expansion of impervious surface by more than 1,000 sq. ft., or between 10.1-25% (whichever is less); or	
	Remodeling or renovation that equals 30.1-50% of the replacement value of the existing structures or improvements, excluding plumbing, electrical and mechanical systems and normal repair and maintenance.	<ul style="list-style-type: none"> <li>o An alternate mitigation proposal prepared by a qualified professional and approved by the Administrator of the Department of Community and Economic Development or designee that would provide at least equal protection of ecological functions and processes as the full required* setback and buffer.</li> <li>• Remove over water structures that do not provide public access, or do not serve a water-dependent use.</li> <li>• Piers and docks shall be required to replace any solid decking with light penetrating surfacing materials.</li> </ul>
Major Alteration	Expansion of building footprint by more than 25%; or	<ul style="list-style-type: none"> <li>• Install site improvements that protect the ecological functions and processes of the shoreline, consisting of either: <ul style="list-style-type: none"> <li>o Full compliance with Vegetation Conservation provisions of RMC 4-3-090F1, Vegetation Conservation, consisting of revegetation of a native community of the full required* buffer, or 100% of the area between an existing building and the water's edge if the full buffer cannot be planted, or at least 10 ft., or</li> </ul> </li> </ul>
	Expansion of impervious surface by more than 25%; or	
	Remodeling or renovation that equals more than 50% of the replacement value of the existing structures or improvements, excluding plumbing, electrical and mechanical systems and normal repair and maintenance.	<ul style="list-style-type: none"> <li>o An alternate mitigation proposal prepared by a qualified professional and approved by the Administrator of the Department of Community and Economic Development</li> </ul>

		<p>or designee that would provide at least equal protection of ecological functions and processes as the full required* setback and buffer.</p> <ul style="list-style-type: none"> <li>• Remove over water structures that do not provide public access, or do not serve a water-dependent use.</li> <li>• Piers and docks shall be required to replace any solid decking with light penetrating surfacing materials.</li> <li>• Developments with existing shoreline stabilization shall mitigate for the impacts of shoreline stabilization in one of the following ways: <ul style="list-style-type: none"> <li>o Shoreline stabilization structures not conforming to, or otherwise permitted by, the provisions of this Code shall be reviewed and upgraded according to the standards of RMC 4-3-090F4a(1), Shoreline Stabilization Alternatives Hierarchy, or</li> <li>o An alternative mitigation proposal prepared by a qualified professional and approved by the Administrator of the Department of Community and Economic Development or designee that would identify near shore mitigation to improve shoreline function or values on-site, or</li> <li>o If the two alternatives above are infeasible, then the project proponent shall contribute to an off-site vegetation conservation fund, in accordance with RMC 4-3-090F1k.</li> </ul> </li> </ul>
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## Environmental Review

***The proposed project would be subject to Washington State Environmental Policy Act (SEPA)*** review due to the projects location on lands covered by water. Therefore, an environmental checklist is a submittal requirement. An environmental determination will be made by the Renton Environmental Review Committee. This determination is subject to appeal by either the project proponent, by a citizen of the community, or another entity having standing for an appeal.

## Permit Requirements

The proposal would require Administrative Site Plan review, Environmental (SEPA) Review and a Shoreline Substantial Development Permit. The purpose of the Site Plan process is the detailed arrangement of project elements so as to be compatible with the physical characteristics of a site and with the surrounding area. An additional purpose of Site Plan is to ensure quality development consistent with City goals and policies. General review criteria includes the following:

**a. Compliance and Consistency.** Conformance with plans, policies, regulations and approvals, including:

**b. Off-Site Impacts.** Mitigation of impacts to surrounding properties and uses.

**c. On-Site Impacts.** Mitigation of impacts to the site

**d. Access and Circulation.** Safe and efficient access and circulation for all users.

**e. Open Space.** Incorporation of public and private open spaces to serve as distinctive project focal points and to provide adequate areas for passive and active recreation by the occupants/users of the site;

**f. Views and Public Access.** Provision of view corridors to shorelines and Mt. Rainier, incorporates public access to shorelines, and arranges project elements to protect existing natural systems where applicable.

**g. Services and Infrastructure.** Availability of public services and facilities to accommodate the proposed use;

**h. Signage.** Use of signs primarily for the purpose of identification and management of sign elements – such as the number, size, brightness, lighting intensity, and location – to complement the visual character of the surrounding area, avoid visual clutter and distraction, and appear in proportion to the building and site to which they pertain; and

**i. Phasing.** Inclusion of a detailed sequencing plan with development phases and estimated time frames, if applicable.

**\*\*It should be noted that the project is only required to go through Administrative Site Plan Review process, however pursuant to RMC 4-9-200D.2.a. a Public Hearing may be required if the ERC Committee determines that there are significant unresolved concerns raised by the proposal, based on departmental comments or public input. *City staff anticipates that a public hearing will be required for the subject project.***

The applicant will also be subject to Design Review as part of the Site Plan Review and a Design Checklist shall be completed and submitted as part of the application materials.

All applications can be reviewed concurrently in an estimated time frame of 12 weeks once a complete application is accepted. The Site Plan Review application fee is \$1,000. The application fee for SEPA Review (Environmental Checklist) is \$1,000 and the Shoreline Substantial Development Permit is \$2,000. Modification requests are \$100 each. There is an additional 3% technology fee charged at the time of land use application. Detailed information regarding the land use application submittal is provided in the attached handouts.

**In addition to the required land use permits, separate construction, building and sign permits would be required. The review of these permits may occur concurrently with the review of the land use permits, but cannot be issued prior to the completion of any appeal periods.**

**Impact Fees:** In addition to the applicable building and construction fees, impact fees would be required prior to the issuance of building permits. Please refer to the attached handout for applicable impact fees.

**Expiration:** Upon site plan approval, the site plan approval is valid for two years with a possible two-year extension.



# Zoning



## Notes

None



1: 3,738

311 0 156 311 Feet

NAD\_1983\_HARN\_StatePlane\_Washington\_North\_FIPS\_4601

## Legend

### Jurisdiction Boundaries

- Other
- City of Renton

### Addresses

- Parcels

### Zoning

- RC Resource Conservation
- R-1 Residential 1 du/ac
- R-4 Residential 4 du/ac
- R-8 Residential 8 du/ac

- RM-F Residential Multi-Family
- RM-T Residential Multi-Family Traditional
- RM-U Residential Multi-Family Urban Center
- CV Center Village
- CD Center Downtown
- UC-N1 Urban Center - North 1
- UC-N2 Urban Center - North 2
- COR Commercial Office/Residential
- CA Commercial Arterial
- CO Commercial Office

# 2010 Imagery



## Notes

None



1: 3,738

311 0 156 311 Feet

NAD\_1983\_HARN\_StatePlane\_Washington\_  
North\_FIPS\_4601

## Legend

Jurisdiction Boundaries

Other

City of Renton

Addresses

Parcels